

SKYBROOK CORNERS EXPANSION

PACE DEVELOPMENT GROUP
CHARLOTTE, NC

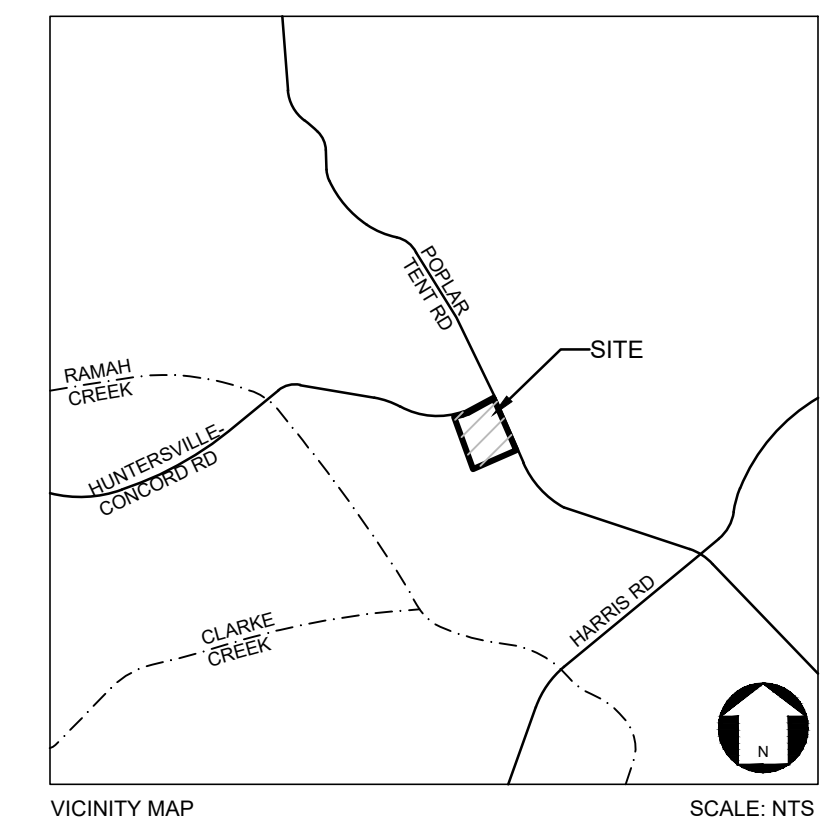


Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	L-COV	COVER SHEET
2	L-001	EXISTING CONDITIONS PLAN
3	L-100	OVERALL SITE PLAN
4	L-103	SITE PLAN ENLARGEMENT
5	L-102	LANDSCAPE PLAN ENLARGEMENT
6	L-200	OVERALL GRADING PLAN
7	L-201	GRADING PLAN ENLARGEMENT
8		STORM DRAINAGE PROFILES
9	L-500	DETAILS
10	L-501	DETAILS
11	L-700	UTILITY COVER
12	L-701	UTILITY OVERALL
13	L-702	PLAN & PROFILE
14	L-703	UTILITY DETAILS
15	L-704	UTILITY DETAILS

APPENDIX

L-101	EXISTING CONDITIONS & DEMOLITION PLAN
L-201	SOIL EROSION & SEDIMENTATION CONTROL PLAN PHASE I
L-202	SOIL EROSION & SEDIMENTATION CONTROL PLAN PHASE II
L-204	PROFILE-STORM WATER BYPASS
L-301	DETAILS & SECTIONS
L-302	DETAILS & SECTIONS
L-303	DETAILS & SECTIONS



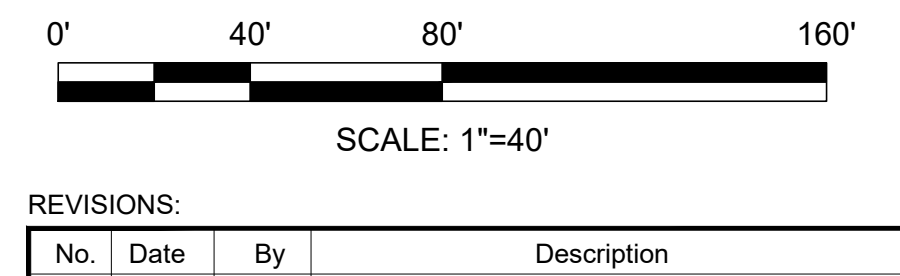
LEGEND

PROPERTY LINE	---
PROPOSED CURBING	---
PROPOSED SETBACK	---
PROPOSED RW LINE	---
PROPOSED CENTERLINE	---
PROPOSED SIDEWALK	---
PROPOSED BUILDING	[Outline]
EXISTING BUILDING	[Outline]
PROPOSED CONCRETE	[Pattern]
EXISTING CONCRETE	[Pattern]
EXISTING COUNTY LINE	---
EXISTING OVERHEAD ELECTRIC	OE
EXISTING BUFFER	[Pattern]

- FIRE NOTES:
- TIMING OF INSTALLATION. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE TIME OF CONSTRUCTION. (NCF 501.4)
 - APPROVED FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO THE JURISDICTION. ACCESS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING AS MEASURED BY AN APPROVAL ROUTE AROUND THE EXTERIOR OF THE BUILDING. (NCF 503.1.1)
 - ACCESS ROADS ARE REQUIRED TO BE 20 FEET WIDE MEASURED EDGE OF PAVEMENT TO EDGE OF PAVEMENT AND 26 FEET WIDE IF THE BUILDINGS HEIGHT IS GREATER THAN 30 FEET. (NCF 503.2.1)
 - THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE MORE THAN ONE FIRE APPARATUS ACCESS ROAD BASED ON THE POTENTIAL FOR IMPAIRMENT OF A SINGLE ROAD BY VEHICLE CONGESTION, CONDITION OF TERRAIN, CLIMATIC CONDITIONS, OR OTHER FACTORS THAT COULD LIMIT ACCESS. (NCF 503.1.2)
 - FIRE HYDRANTS SHALL BE PROVIDED WITH A TRAVEL DISTANCE AS DETERMINED BY APPENDIX C TABLE C105.1 (NCF TABLE C105.1) NOTE: DISTANCE VARIES BASED UPON NEEDED FIRE FLOW.
 - FIRE HYDRANTS SHALL BE PLACED NOT GREATER THAN 200 FEET FROM THE END OF EACH EACH CUL DE SAC. (NCF TABLE C105.1)
 - WATER MAINS AND HYDRANTS INSTALLED SHALL BE DESIGNED FOR FLOW AND DURATION AS REQUIRED IN APPENDIX C TABLE C105.1 (NCF)
 - MINIMUM FIRE FLOW IS 1,000 GPM @20 PSI. FOR DWELLINGS LESS THAN 3,600 S.F. FOR DWELLINGS OVER 3,600 S.F. THE NEEDED FIRE FLOW IS TO BE BASED ON TABLE B105.1 WITH A MINIMUM OF 1,500 GPM @ 20 PSI (NCF APPENDIX B)
 - ONE OR TWO FAMILY RESIDENTIAL DEVELOPMENTS, DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCF D107.1)
 - MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. PROJECTS EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE. (NCF D106.1 AND D106.2)
 - THE REQUIRED TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROAD SHALL BE 42 FEET. (NCF D103.3)
 - FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCF D103.2)
 - WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (NCF D104.3)

DEVELOPER:
SKYBROOK, LLC
SCOTT MOORE
6719-C FAIRVIEW RD
CHARLOTTE, NC 28210
704-995-2507

ENGINEER:
LANDWORKS DESIGN GROUP
STEVE WILSON
1230 W. MOREHEAD ST. SUITE 304
CHARLOTTE, NC 28208
704-841-1604



REVISIONS:

No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
1230 West Morehead Street, Suite 304
Charlotte, NC 28208
tel: 704-841-1604
fax: 704-841-1604

SKYBROOK CORNERS
EXPANSION
CITY OF CONCORD, CABARRUS COUNTY, NC
PACE DEVELOPMENT GROUP
CHARLOTTE, NC
FIRST SUBMITTAL

COVER

Professional Engineer Seal for Steve Wilson, License No. C-2930, State of North Carolina.

Project Manager: SSW
Drawn By: MMS
Checked By: SSW
Date: 7/22/2024
Project Number: 18018.1
Sheet Number: